076.0	0011	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	785,100 / 785,100
					USE VALUE:	785,100 / 785,100
					ASSESSED:	785,100 / 785,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72		CROSBY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAHONEY EDMUND M & MARTHA B
Owner 2:	
Owner 3:	
Street 1:	72 CROSBY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CHURCHILL MARY E -
Owner 2:	-
Street 1:	72 CROSBY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,449 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Wood Shingle Exterior and 1637 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10449.000	271,700		513,400	785,100
Total Card	0.240	271,700		513,400	785,100
Total Parcel	0.240	271,700		513,400	785,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 479.60 | /Parcel: 479.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 48601
GIS Ref
GIS Ref
Insp Date 10/30/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 076.0-0011-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	271,700	0	10,449.	513,400	785,100	785,100	Year End Roll	12/18/2019
2019	101	FV	230,000	0	10,449.	476,800	706,800	706,800	Year End Roll	1/3/2019
2018	101	FV	230,000	0	10,449.	476,800	706,800	706,800	Year End Roll	12/20/2017
2017	101	FV	230,000	0	10,449.	418,100	648,100	648,100	Year End Roll	1/3/2017
2016	101	FV	230,000	0	10,449.	381,400	611,400	611,400	Year End	1/4/2016
2015	101	FV	228,900	0	10,449.	337,400	566,300	566,300	Year End Roll	12/11/2014
2014	101	FV	191,500	0	10,449.	319,100	510,600	510,600	Year End Roll	12/16/2013
2013	101	FV	191,500	0	10,449.	303,700	495,200	495,200		12/13/2012

!6384!

PRINT

Date	Time
12/10/20	21:10:16

LAST REV

Date	Time
04/30/19	14:23:40

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6384

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHURCHILL MARY	63882-498		7/8/2014	Change>Sale	627,000	No	No		
	9311-585		1/1/1901	Family		No	No		Joseph P Churchill dod 6/10/1982

USER DEFINED

Prior Id # 1:	48601
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/24/2014	896	Heat App	10,000					
7/10/2014	808	Redo Kit	15,800					

ACTIVITY INFORMATION

Date	Result	By	Name
10/30/2018	MEAS&NOTICE	CC	Chris C
7/28/2014	Info Fm Prmt	PC	PHIL C
7/22/2014	Info Fm Prmt	PC	PHIL C
12/12/2008	Meas/Inspect	163	PATRIOT
11/22/1999	Inspected	267	PATRIOT
11/8/1999	Mailer Sent		
10/14/1999	Measured	256	PATRIOT
7/26/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10449		Sq. Ft.	Site		0	70.	0.70	12									513,427						513,400	

Total AC/HA: 0.23988 | Total SF/SM: 10449 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 513,427 | Spl Credit | Total: 513,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	106000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	333828
Depreciation:	62092
Depreciated Total:	271736

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	2	HB					

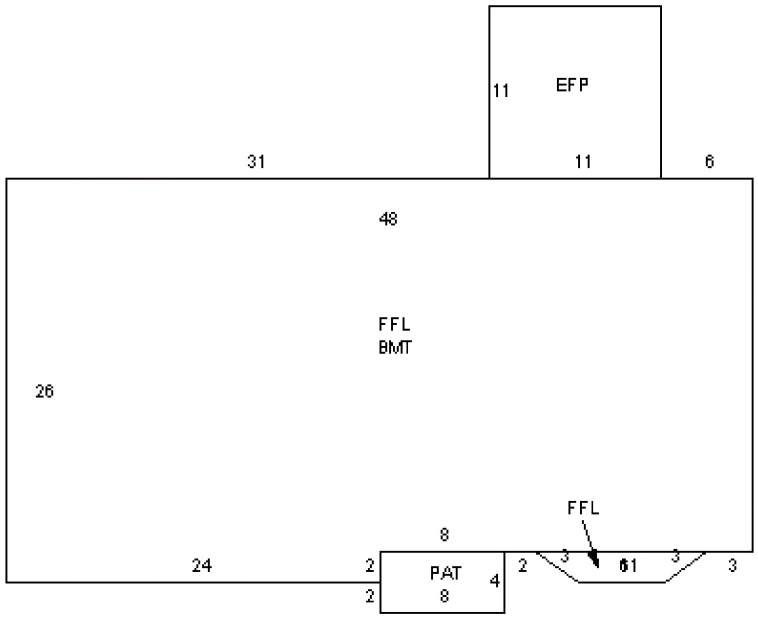
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	128.24
Special Features:	0	Val/Su Net:	105.72
Final Total:	271700	Val/Su SzAd	223.25

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,217	128.240	156,065
BMT	Basement	1,200	54.630	65,555
EFP	Enclos Porch	121	49.720	6,016
PAT	Patio	32	6.000	192

Net Sketched Area:	2,570			Total:	227,828
Size Ad	1217	Gross Are	2570	FinArea	1637

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	35	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

076.0-0011-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: